

I hereby certify that all streets, storm drainage systems, water and sewer systems and other improvements have been designed and installed, or their installation guaranteed, in an acceptable manner and in accordance with the Subdivision Regulations of the City of Concord and the State of North Carolina in the Laurel Park Subdivision.

1-31-06 Date Sue B. Hinde Director of Engineering

I hereby certify that the electric distribution system has been designed and installed in an acceptable manner and in accordance with the Subdivision Regulations of the City of Concord in the Laurel Park Subdivision.

1-23-06 Date William A. Hanna Director of Electric Systems

It is hereby certified that this plat is in compliance with the Subdivision Regulations of the City of Concord, and therefore this plat has been approved by the Concord City Council, or their designated review committee, subject to its being recorded with the Cabarrus County Register of Deeds within 30 days of the date below.

1-31-06 Date Manuel Pearson Director of Development Services

1-31-06 Date Alvin M. Burchette City Attorney

I hereby certify that I am owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the City of Concord, and that I hereby submit this plan of Subdivision with my free consent, established minimum building setback lines, and dedicate to public use all areas shown on this plat as streets, walks, parks, open space and easements, except those specifically indicated as private, and that I will maintain all such areas until accepted by the City of Concord, and further that I hereby guarantee that I will correct defects or failures of improvements in such areas for a period of one (1) year commencing after a certificate of approval has been executed by the City, or after final acceptance of required improvements, whichever occurs later.

1-14-06 Date William A. Hanna Owner William A. Hanna Title Vice Pres.

Filed for Registration Book \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_ AM PM \_\_\_\_\_ of \_\_\_\_\_ Pages Registered in Record of Cabarrus County By: \_\_\_\_\_ Register of Deeds

State of North Carolina County of Concord  
I, Joyce R. Hinde a Notary Public of the County and State Aforesaid, Certify that William A. Hanna personally appeared before me this Day and Acknowledged the Execution of the foregoing Instrument. Witness my Hand and Official Stamp and Seal. This 4th Day of January 2006 Notary Public Joyce R. Hinde My Commission Expires 10-13-07

D.B. 5718 Pg. 137

I, Mark S. Pence, Certify that this Plat was drawn under my supervision from an actual survey made under my supervision, (Deed Description recorded in Deed Book 5718 Page 137); that the Ratio of Precision is 1 : 93,642 as calculated, that the boundaries not surveyed are shown as broken lines plotted from information as referenced hereon; that this Plat was prepared in accordance with G.S. 42-20, as amended. Witness my hand and Official Seal this the 3rd day of January 2006.

I hereby certify that the survey creates a subdivision of land within the limits of a county or municipality that has an ordinance that regulates parcels of land.

1-31-2006 Date Jonathan Marshall Review Officer

Seal: LAND SURVEYOR SEAL L-3680 MARK S. PENCE

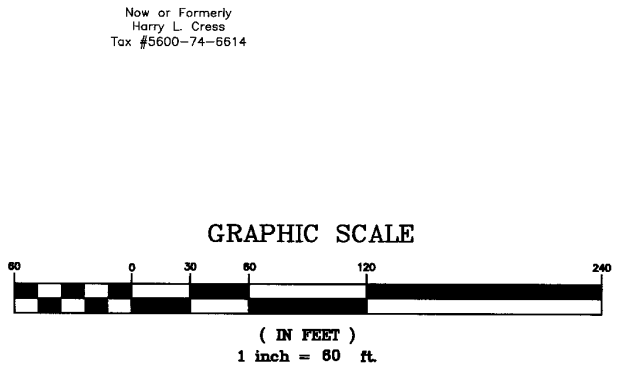
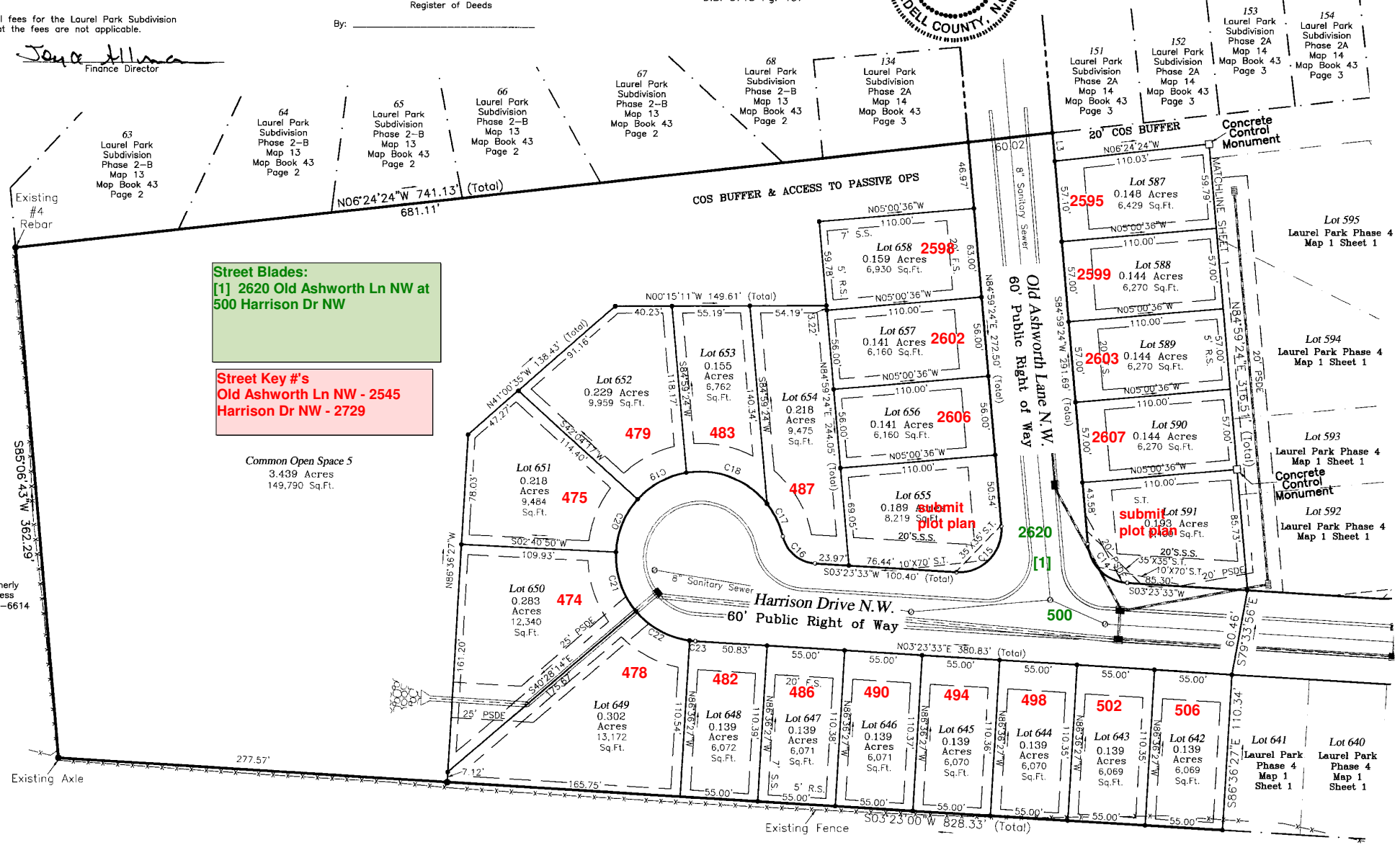
- Symbol Legend
- NW.....North-West
  - CP.....Calculated Point
  - EIR.....Existing Iron Rod
  - EIP.....Existing Iron Pipe
  - OHE.....Overhead Electric
  - R/W.....Right of Way
  - LP.....Light Pole
  - COS.....Common Open Space
  - CCM.....Concrete Control Monument
  - PSDE.....Private Storm Drainage Easement
  - R.S.....Rear Setback
  - S.S.....Side Setback
  - F.S.....Front Setback
  - S.S.S.....Side Street Setback
  - .....Calculated Point (CP)
  - .....Sewer Manhole
  - .....Power Pole
  - .....Concrete Monument
  - .....#4 Rebar Set or Corner as Described
  - .....Catch Basin
  - .....N.C.G.S. Monument
  - .....Existing Fence

- Notes:
- \* Tax Parcel #5600-86-1440
  - \* Sheet 2 Acreage = 8.388 Acres (365,367 Sq.Ft.)
  - \* Sheet 2 Right-of-way acreage = 1.166 (50,786 Sq.Ft.)
  - \* Sheet 2 Common Open Space (C.O.S.) acreage = 3.439 (149,790 Sq.Ft.)
  - \* Total Number of Proposed Lots 22
  - \* Area computed by coordinate method.
  - \* Property subject to any valid enforceable easements, restrictions and rights-of-way of record.
  - \* All corners identified are #4 Rebars unless otherwise shown.
  - \* This site does not lie within a Regulated Floodplain per FEMA F.I.R.M. Community Panel #317025-C-00800, dated November 2nd, 1994.
  - \* This Tract is NOT Located in a Protected Watershed.
  - \* Site Zoning: RC
  - \* Open Space = 10% (25% Max Inaccessible)
  - \* Impervious Ratio = 50%
  - \* Minimum Lot Size = 5,000 Sq. Ft.
  - \* Minimum Lot Width = 50'
  - \* Minimum Lot Depth = 100'
  - \* Minimum Lot Frontage = 15'
  - \* Minimum Building Setback = 20'
  - \* Minimum Side Setback = 7'
  - \* Minimum Rear Setback = 5'
  - \* Minimum Street Side Setback = 20'
  - \* Minimum Accessory Structure Side & Rear Setback = 5'
  - \* This Subdivision lies within the City Limits of Concord.
  - \* All Streets will be Constructed to the City of Concord Standards, and will be Dedicated to the City of Concord.
  - \* All Lots will be served by City of Concord Water and Sewer Utilities constructed to the City of Concord Standards.
  - \* Minimum Building Requirements and/or setback lines as set forth hereon neither create nor impose private restrictions, but instead reflect zoning and/or subdivision regulations of the City of Concord.
  - \* No NCGS monument located within 2,000' of subject property.
  - \* Lots #591 & #655 will be restricted on driveway locations in accordance with UDO Appendix D.
  - \* 753 Linear Feet of new roads created on Sheet 2.
- Now or Formerly Harry L. Cress Tax #5600-74-6614

- Linetype Legend
- .....Easement Line
  - .....Boundary Line
  - .....Lot Line
  - .....Setback Line
  - .....Tie Line
  - .....Fence Line
  - .....Pavement Line
  - .....Adjoins Property Line

CURVE TABLE				
Curve	Length	Radius	Chord Direction	Chord
C14	42.72	30.00	N44°11'29"E	39.20
C15	51.52	30.00	N45°48'31"W	45.42
C16	31.81	25.00	N39°50'25"E	29.70
C17	25.89	60.00	S63°55'38"W	25.69
C18	64.18	60.00	S20°55'31"W	61.16
C19	40.02	60.00	S28°49'20"E	39.28
C20	41.25	60.00	S67°37'26"E	40.44
C21	45.19	60.00	N71°06'18"E	44.13
C22	44.14	60.00	N28°27'08"E	43.16
C23	4.17	60.00	N05°23'01"E	4.17

On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning application.



Final Subdivision Plat for  
**Laurel Park Subdivision Phase 4 Map 1 Sheet 2**  
No. 2 Township Cabarrus County City of Concord North Carolina  
Scale 1" = 60' Date Platted, January 3rd, 2006  
Reference  
Deed Book 5718 Page 137 Tax Parcels #5600-86-1440  
Owner: Niblock Development Corp.  
300 McGill Avenue NW  
Concord, N.C. 28027  
**PIEDMONT DESIGN ASSOCIATES, P.A.**  
ENGINEERING - SURVEYING - PLANNING  
Suite 104 Westfield Center, 125 E. Plaza Dr., Mooresville, N.C. 28115  
Phone (704) 664-7888 Fax (704) 664-1778